



September 13, 2005

To: Members, Formation Commission

From: Martha Poyatos, Executive Officer

Subject: LAFCo File No. 05-06---Request for Extension of Sewer Service by Agreement by the City of Redwood City to 1254 Edgewood Road pursuant to Government Code Section 56133

Summary

This application was submitted by the City of Redwood City on behalf of the property owner pursuant to Government Code Section 56133, which requires Commission approval for extension of service outside of the agency's boundaries. The application requests Commission approval for the City of Redwood City to extend sewer service to 1254 Edgewood Road, currently served by a failing septic system. Approval is recommended.

Departmental Reports

Environmental Health:

The property receives water service from the City of Redwood City. Both the County of San Mateo and the City of Redwood City provide sewer service in the area. The applicant will be required to obtain an abandonment permit for the removal of the septic tank and meet all requirements of the Environmental Health Department.

Recommendation: Approval

San Mateo County Planning Division:

The County of San Mateo land use designation is Medium low-density residential, 2.4 to 6 dwelling units an acre. General Plan Policy 11.5 favors consideration of sewerage systems as the appropriate method of wastewater disposal in urban areas.

Staff Report and Recommendation:

This proposal has been submitted by the City of Redwood City following the property owners' request to connect to City sewer. The property owners have provided documentation from the San Mateo County Department of Environmental Health that the existing failing septic system poses a threat to public health. The project is exempt from the California Environmental Quality Act (CEQA) because it involves sewer extension to serve Class 3 construction (one single-family residence) [15303(d)].

The subject area is within the sphere of influence of the City of Redwood City. The proposal is therefore consistent with the City's sphere of influence.

The Commission's policies for extension of service by agreement as permitted by Section 56133 direct that LAFCo staff shall encourage and assist the property owner in investigating annexation prior to submitting a formal application for extension of services outside jurisdictional boundaries. In this case, the property is not eligible for annexation in that it is a flag lot surrounded on all sides by unincorporated territory. Approval of sewer extension is recommended given the failing septic system and recommendation from the Department of Environmental Health that the property connect to public sewer as soon as possible. State and local LAFCo policies support annexation of the subject property when, as a result of future annexations, the property is contiguous to the City boundary.

Costs to extend the sewer to the property would be borne by the property owners and the property would be subject to standard sewer service charges as well as one-time costs associated with connecting to the sewer.

Recommendation:

It is respectfully recommended that the Commission approve LAFCo File No. 05-06 and authorize the City of Redwood City to provide sewer service by agreement to 1254 Edgewood Road in unincorporated San Mateo County.

Recommended Commission Action, by motion:

1. Approve LAFCo File No. 05-06--Proposed Extension of Sewer Service by Agreement by the City of Redwood City to 1254 Edgewood Road and direct staff to transmit a letter of approval.

/mp

Attachments

APPLICATION FOR A CHANGE OF ORGANIZATION OR REORGANIZATION TO
THE SAN MATEO
LOCAL AGENCY FORMATION COMMISSION

A. GENERAL INFORMATION

1. Briefly describe the nature of the proposed change of organization or reorganization.

Extension of water service to 1254 pursuant to Government Code Section 56133

2. An application for a change of organization or reorganization may be submitted by individuals in the form of a petition or by an affected public agency in the form of a certified resolution. This application is submitted by (check one):

Landowners or registered voters, by petition
 An affected public agency, by resolution

3. What are the reasons for the proposal? To provide sewer service to an existing residence with failing septic system

4. Does this application have 100% consent of landowners in the affected area?

Yes No

5. Estimated acreage: (less than 1 acre)

B. SERVICES

1. List the name or names of all existing cities and special districts whose service area or service responsibility would be altered by the proposed change of organization or reorganization.

N/A, proposal requests extension of service and does not propose boundary change

2. List all changes to the pattern of delivery of local services to the affected area. For each service affected by the proposed change(s) of organization, list the present source of service (state "none" if service is not now provided), the proposed source of service and the source of funding for construction of necessary facilities (if any) and operation. Examples are given on the first two lines of the space provided for your response.

SERVICE	PRESENT	PROPOSED	FUNDING SOURCE	
	SOURCE	SOURCE	CONSTRUCTION	OPERATING
Sewer	None	"City of Redwood City"	proponent	fees

C. PROJECT PROPOSAL INFORMATION

1. Please describe the general location of the territory which is the subject of this proposal. Refer to major highways, roads and topographical features.
2. Describe the present land use(s) in the subject territory:
Residential
3. How are adjacent lands used?

North: Residential
South: " "

East: " "

West: " "
4. Will the proposed change of organization result in additional development? If so, how is the subject territory to be developed? No
5. What is the general plan designation of the subject territory?
Medium - Low Density Residential
6. What is the existing zoning designation of the subject territory?
7. What rezoning, environmental review or development approvals have already been obtained for development in the subject territory? None
8. What additional approvals will be required to proceed? Sewer permit and septic abandonment permit.

9. Does any portion of the subject territory contain any of the following --agricultural preserves, sewer or other service moratorium or wetlands subject to the State Lands Commission jurisdiction? NO
10. If no specific development projects are associated with this proposal, will the proposal increase the potential for development of the property? If so, how? NO

LAFCo will consider the person signing this application as the proponent of the proposed action(s). Notice and other communications regarding this application (including fee payment) will be directed to the proponent at:

NAME:

ADDRESS: Grace Le, City of Redwood City

PHONE: _____

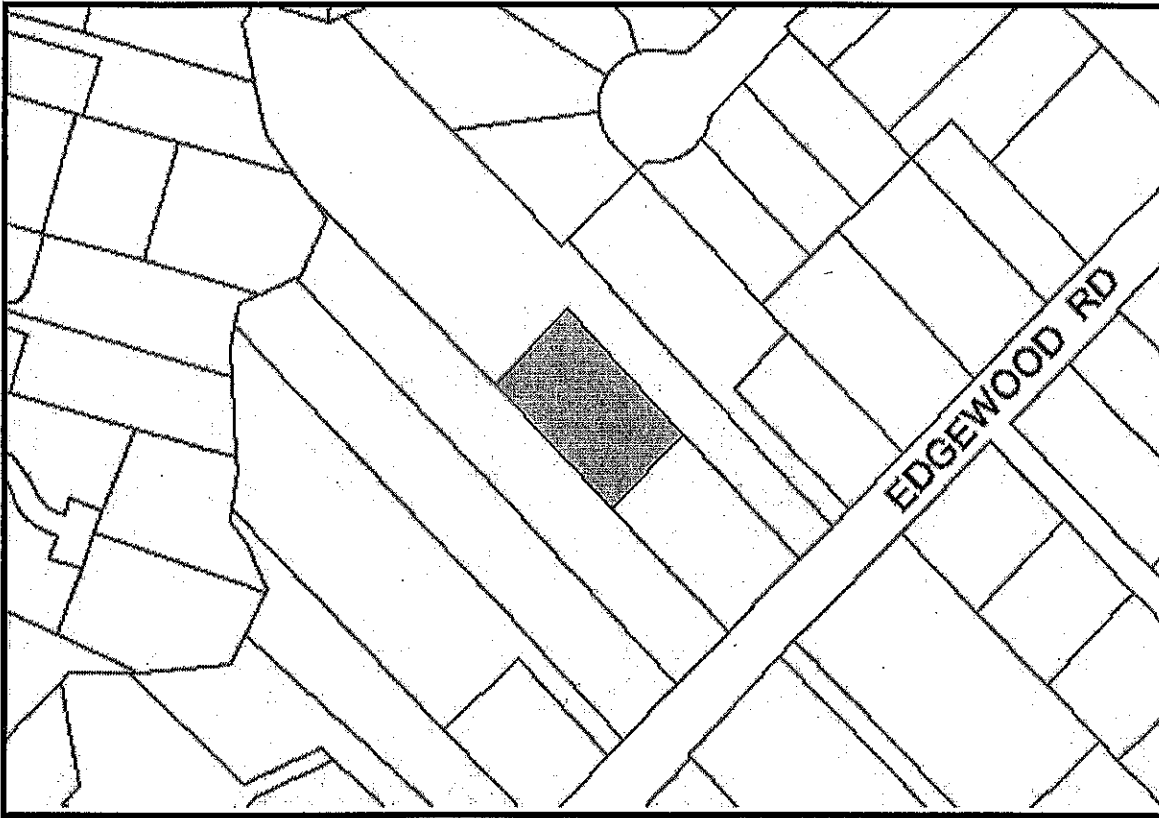
ATTN: _____

Signature of Proponent

Note: Pursuant to Government Code Sections 56700.1 and 81000 et seq. Any person or combination of persons who directly or indirectly contribute \$1000 or more or expend \$1000 or more in support of or opposition to a change of organization or reorganization that has been submitted to the Commission and will require an election must comply with the reporting and disclosure requirements of the Political Reform Act of 1974.

**SELECTED
PROPERTY**

Situs: 1254 Edgewood Rd , Redwood City
Owner: Sanchez Ramon A, 310 Phelps Rd, San Carlos, CA, 94070-
APN: 058030120



Property Owner Summary

APN: 058030120
Parcel ID: 31180
Situs: 1254 Edgewood Rd
City: Redwood City
Owner: Sanchez Ramon A

Jurisdictions

Supervisorial: 3
Congressional: 12
Assembly: 21
Senatorial: 11
Election Precinct: 3710
City Name: PALOMAR PARK (UNINC)
Zip Code: 94062
Mitigation Fee Area: EMERALD LAKE
Zoning: R-1/S-91/DR

Tax Rate Area# 073041

GENERAL TAX RATE
 COUNTY DEBT SERVICES
 COUNTY FIRE PROTECTION STRUCTU
 REDWOOD CITY EL BDS 1997 SER A
 SEQUOIA HIGH GENRL PURPOSE
 SEQUOIA HIGH BOND SER 1998

GENERAL COUNTY TAX
 FREE LIBRARY
 REDWOOD CITY ELEM GENL PUR
 R C ELEM BOND SER 2002
 SEQUOIA HIGH BOND SER 97 A
 SEQUOIA HIGH BOND SER 1999